

CERTIFICATE OF APPROPRIATENESS

Application Date: February 4, 2020

Applicant: Palmer Schooley, Agent for Elena Coates, Owner

Property: 1128 Arlington Street, Lot 19, Block 197, Houston Heights Subdivision. The property includes a contributing 1,649 square foot one-story wood-frame single-family residence situated on a 6,600 (50' by 132') square foot interior lot.

Significance: Contributing Craftsman Bungalow style residence constructed circa 1920, located in the Houston Heights Historic District East.

Proposal: Alteration – Roof, Dormer & Addition

The applicant proposes the following alterations:

- Remove the nonoriginal 8" vinyl siding (installed during 1980s remodel) to expose the underlying original #117 wood siding underneath, repairing and replacing where necessary.
- Remove the nonoriginal decorative wrought iron porch columns and replace with historically appropriate square wood columns of a matching height.
- Extend the existing original hipped roof ridgeline by 14'-9", creating a gabled roof to accommodate a second-story attic buildout.
- Lengthen an existing shed dormer on the north (side) elevation by 13'-8" to the east (rear).
- Build a 60 square foot (3'-4" wide by 18'-2" long) side addition on the north (side) elevation setback 27'-3" from the front of the home, and setback 8" away from existing historic windows on the north (side) elevation. The side addition will be clad in smooth cementitious siding with 4" reveal, have a 4:12 roof pitch and be clad in composition shingles to match the existing roof. With the side addition, the property maintains the 5' side setback per Heights Design Guidelines.
- Demolish an existing nonoriginal rear addition and build a 906 square foot one-story rear addition that extends 47'-8" to the rear and 30'-9" wide, including 246 square feet (15' wide by 18' long) screened in porch on the south elevation.
- Demolish an existing noncontributing garage located at the rear of the lot and build a 19'-4" wide by 19'-4" long by 12'-6" tall alley loading carport located at the rear of the lot.

See enclosed detailed project description and application materials for further details.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Partial Approval:

Approval:

- Remove nonoriginal 8" vinyl siding to expose underlying original #117 wood siding, repairing and replacing where necessary;
- Remove nonoriginal decorative wrought iron porch columns and replace with historically appropriate square wood columns of matching height; and
- Construction of rear alley-loading carport.
- Extending the hipped roof ridgeline and creating a gabled roof for a second-story attic buildout;
- Lengthening the existing shed dormer on north (side) elevation;
- Construction of the side addition on the north (side) elevation; and

Denial – does not satisfy Section 6-19.2 and 6-19.3 of the Heights Design Guidelines:

- Construction of one-story rear addition.

HAHC Action: -

HEIGHTS DESIGN GUIDELINES MEASURABLE STANDARDS

S D NA

S - satisfies D - does not satisfy NA - not applicable

☒ ☐ ☐Maximum Lot Coverage (Addition and New Construction)

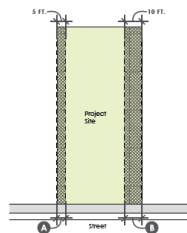
LOT SIZE	MAXIMUM LOT COVERAGE
<4000	.44 (44%)
4000-4999	.44 (44%)
5000-5999	.42 (42%)
6000-6999	.40 (40%)
7000-7999	.38 (38%)
8000+	.38 (38%)

Existing Lot Size: 6,600 square feet

Maximum Allowable: 2,640 (40%) square feet

Proposed Lot Coverage: 2,145 (32.5%) square feet

Surplus: 495

☒ ☐ ☐Side Setbacks (Addition and New Construction)

KEY	MEASUREMENT	APPLICATION
A	3 FT.	Minimum distance between side wall and the property line for lots less than 35 feet wide
	5 FT.	Minimum distance between the side wall and the property line
B	REMAINING	Difference between minimum side setback of 5 feet and minimum cumulative side setback
	6 FT.	Minimum cumulative side setback for lots less than 35 feet wide
C	10 FT.	Minimum cumulative side setback for a one-story house
	15 FT.	Minimum cumulative side setback for a two-story house

Proposed north (side) setback: 5'

Required side setback: 5'

Cumulative side setback: 19'-10 3/4"

Required cumulative side setback: 15'

☒ ☐ ☐Maximum Floor Area Ratio (Addition and New Construction)

LOT SIZE	MAXIMUM FAR
<4000	.48
4000-4999	.48
5000-5999	.46
6000-6999	.44
7000-7999	.42
8000+	.40

Existing Lot Size: 6,600 square feet

Maximum FAR: 2,904 (44%) square feet

Proposed FAR: First floor = 2,145 + Second floor 489 = 2,634

Surplus: 270

S D NA

☒ ☐ ☐

S - satisfies D - does not satisfy NA - not applicable

Side Wall Length and Insets (Addition and New Construction)

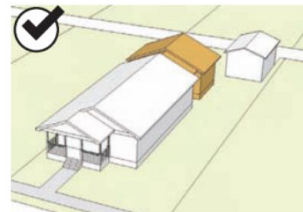
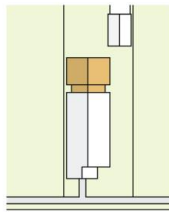
MEASUREMENT	APPLICATION
50 FT.	Maximum side wall length without inset (1-story)
40 FT.	Maximum side wall length without inset (2-story)
1 FT.	Minimum depth of inset section of side wall (1-story)
2 FT.	Minimum depth of inset section of side wall (2-story)
6 FT.	Minimum length of inset section of side wall

Inset Depth: 6'

Inset Length: 1'

☐ ☒ ☐6-19.2 Appropriate and Inappropriate Rear Addition Alternatives**2. One-Story Addition with Connector and Walls Aligned with Historic Walls**

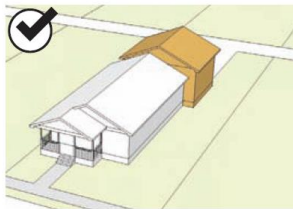
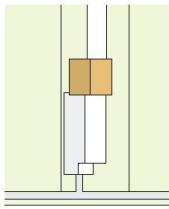
- Roof pitch matches historic building
- Eave line maintained
- Height and width of historic building is maintained
- Maintains all corners of historic structure



Rear addition width exceeds width of the original historic building by 3'-3 1/2".

☐ ☒ ☐6-19.3 Appropriate and Inappropriate Rear Addition Alternatives**3. One-Story Addition Inset from One Historic Wall and Offset from One Historic Wall**

- Roof pitch matches historic building
- Eave line maintained
- Width of historic building is maintained
- Maintains 3 corners of historic structure






Rear addition width exceeds width of the original historic building by 3'-3 1/2".



PROPERTY LOCATION
HOUSTON HEIGHTS EAST HISTORIC DISTRICT

**Building Classification**

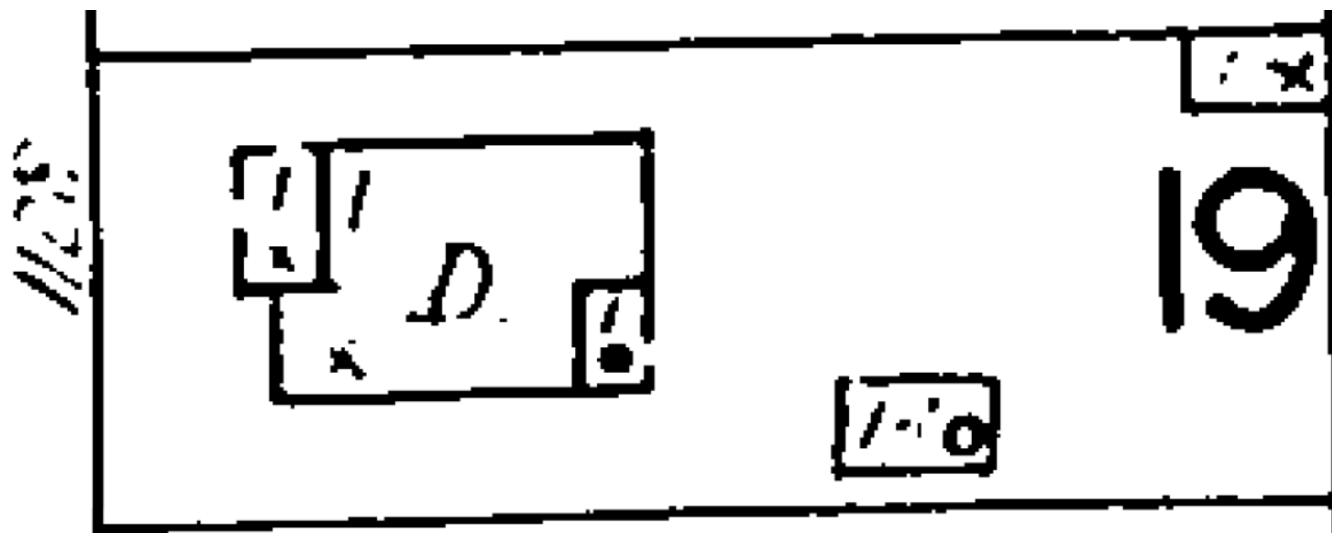
-  Contributing
-  Non-Contributing
-  Park

INVENTORY PHOTO



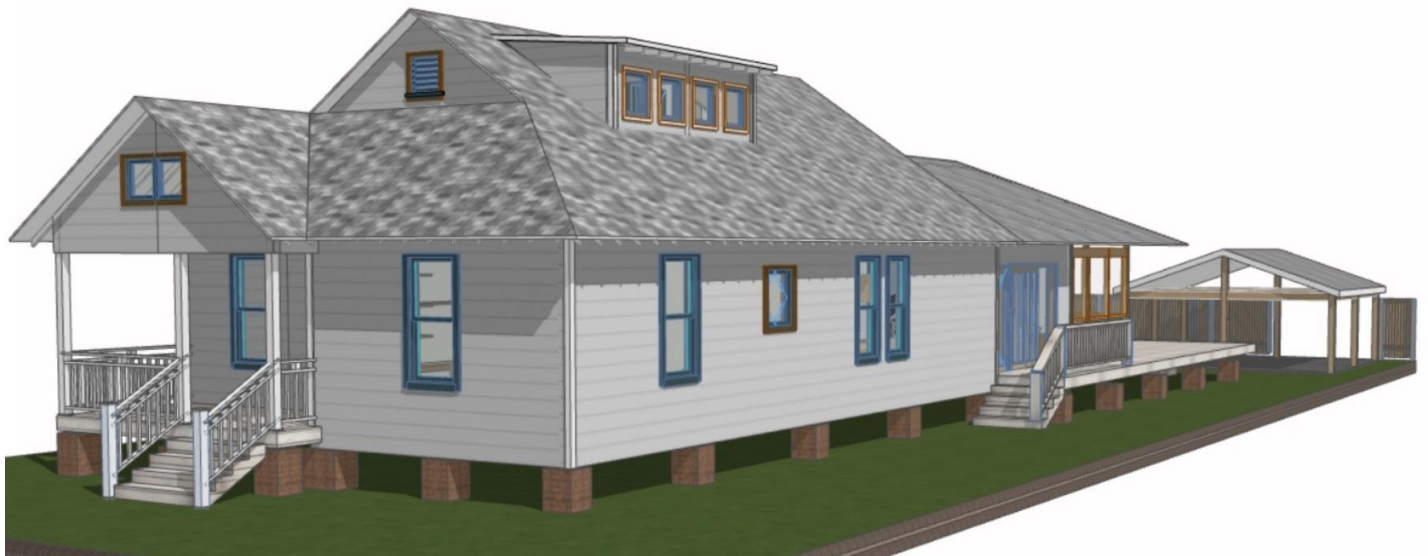
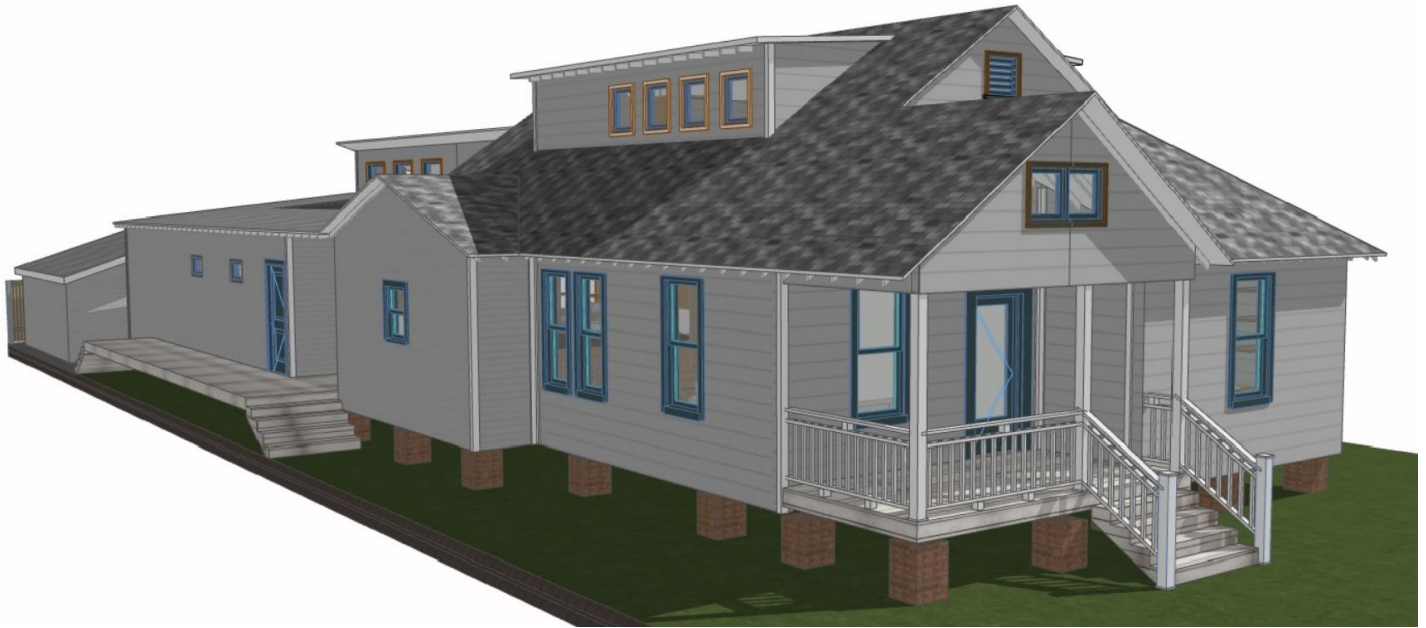
SANBORN FIRE INSURANCE MAP

1924-1951 VOL 7



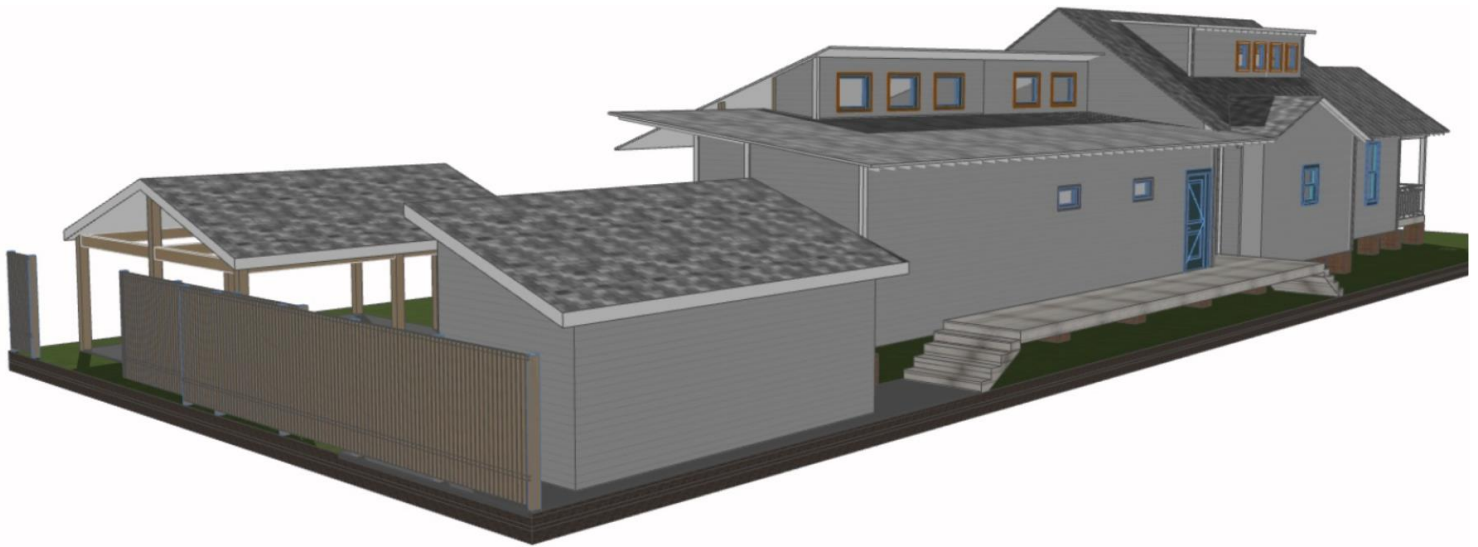
3D RENDERING – FRONT FACING ARLINGTON STREET

PROPOSED



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PROPOSED

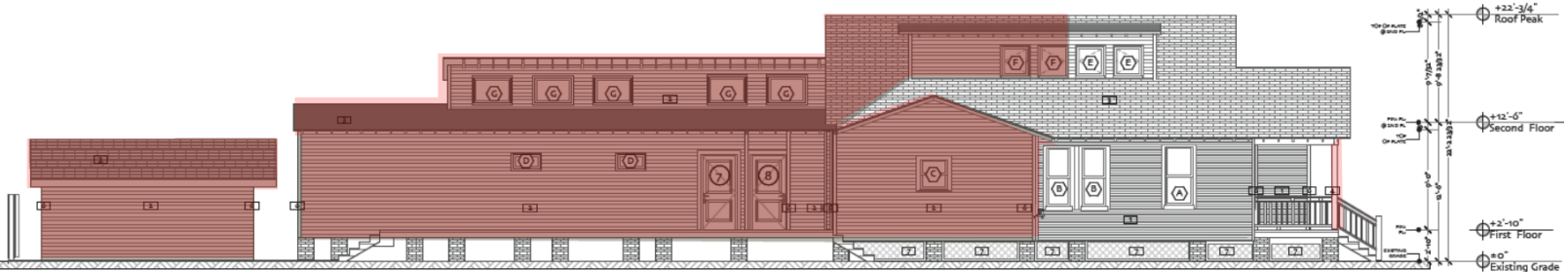


NORTH SIDE ELEVATION

EXISTING



PROPOSED

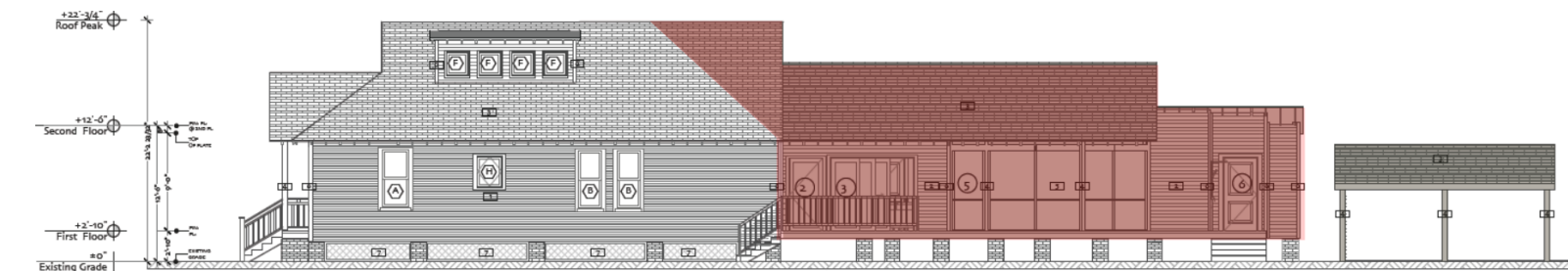


SOUTH SIDE ELEVATION

EXISTING



PROPOSED

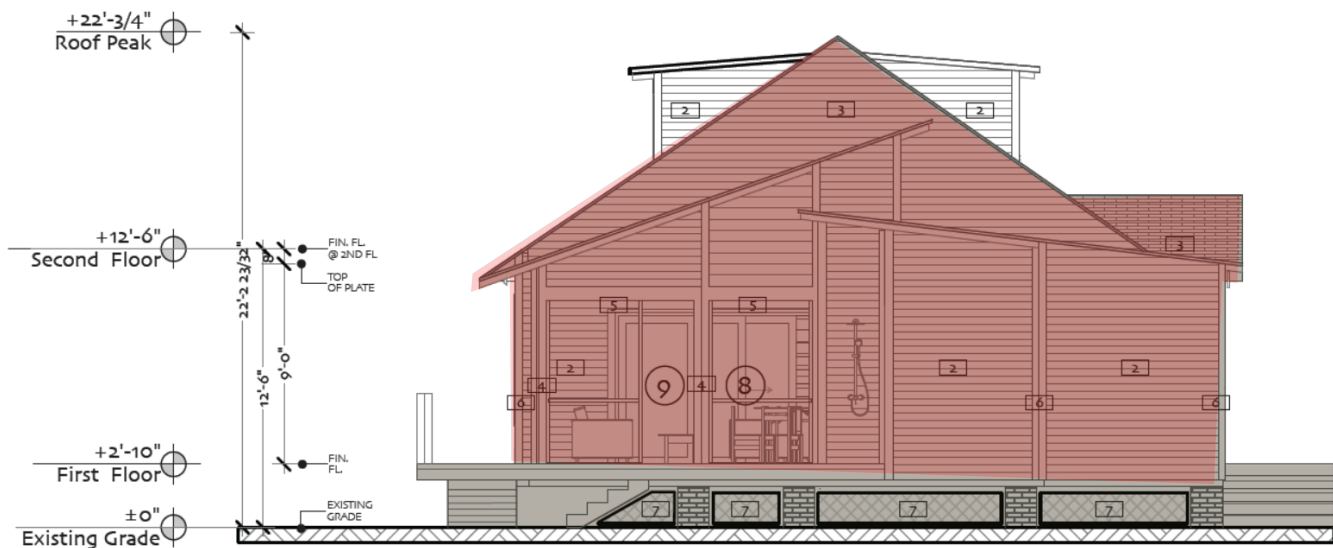


EAST (REAR) ELEVATION

EXISTING



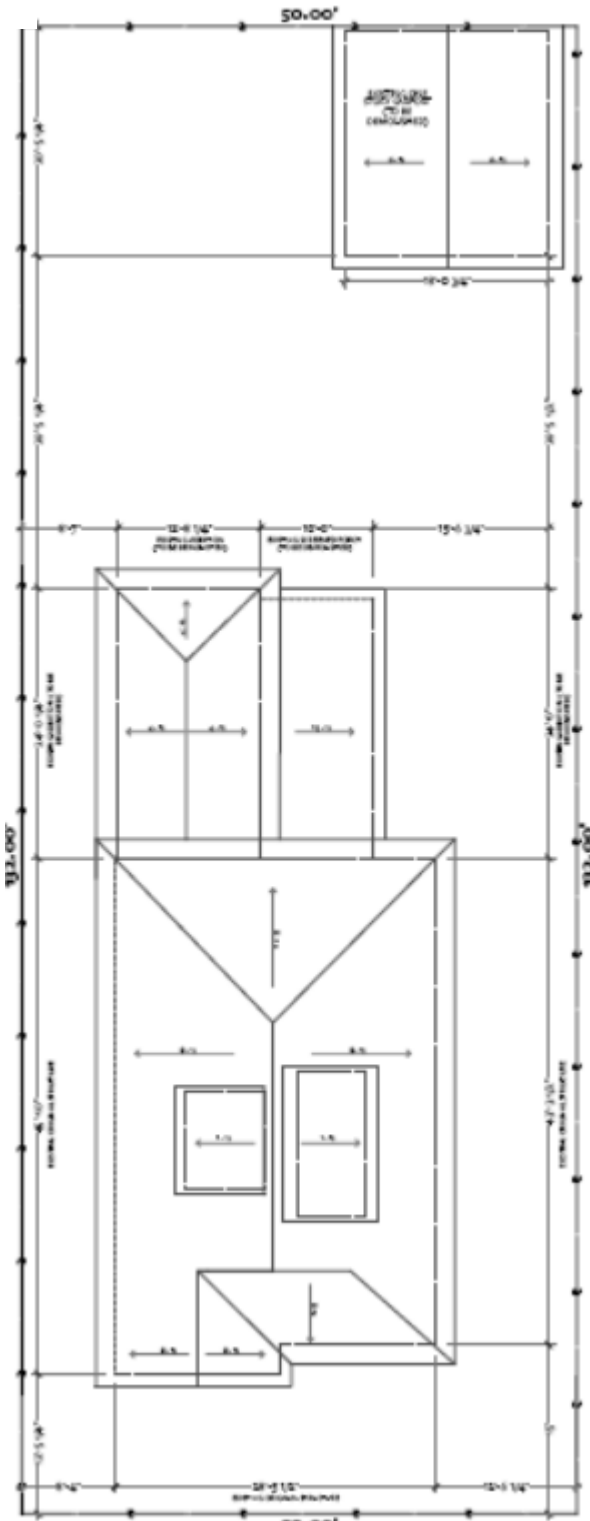
PROPOSED



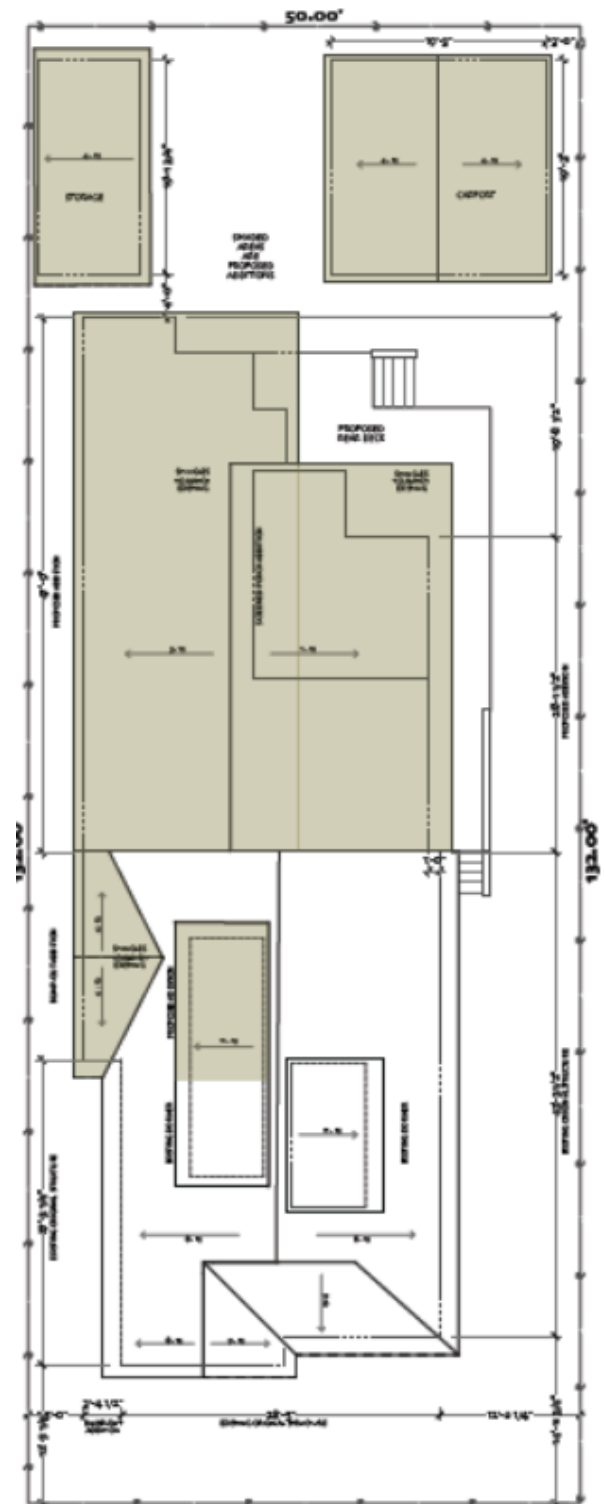


ROOF PLAN

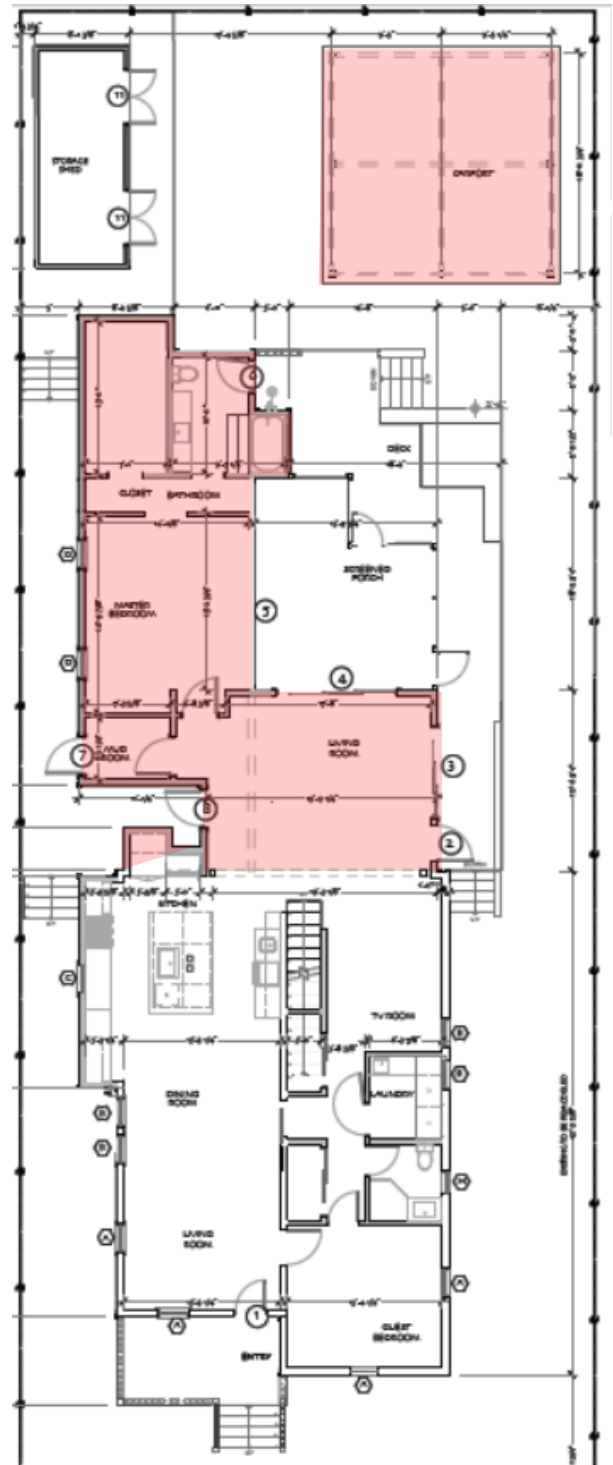
EXISTING



PROPOSED



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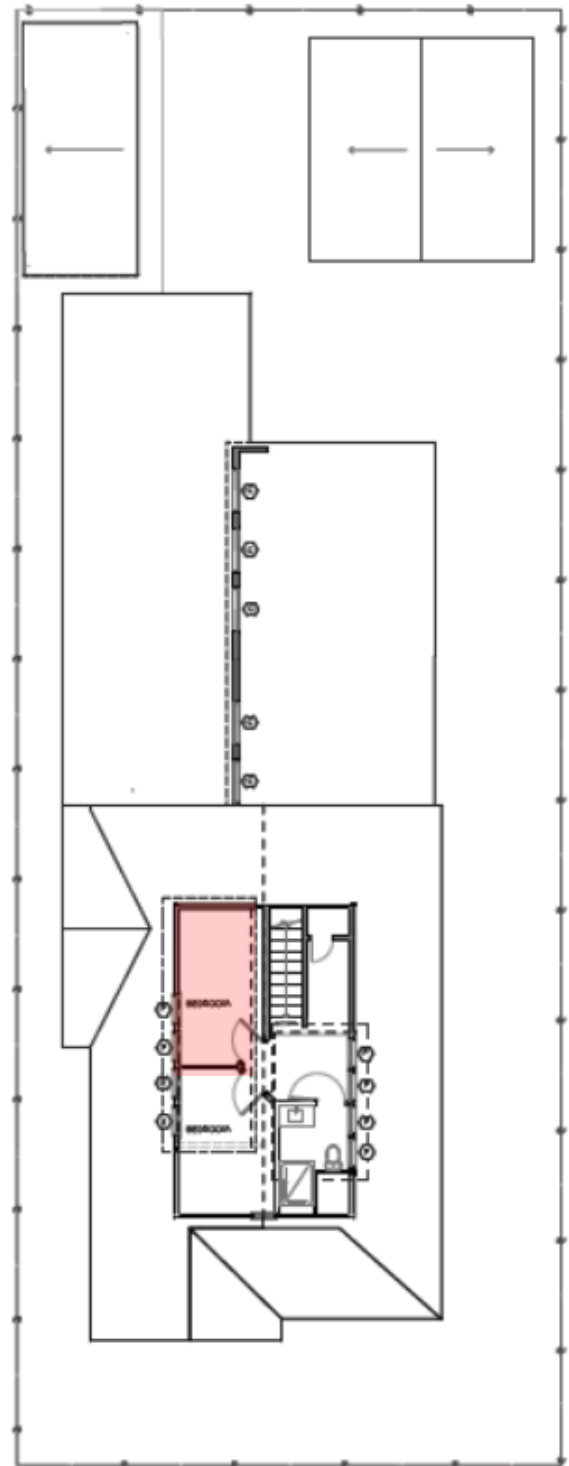
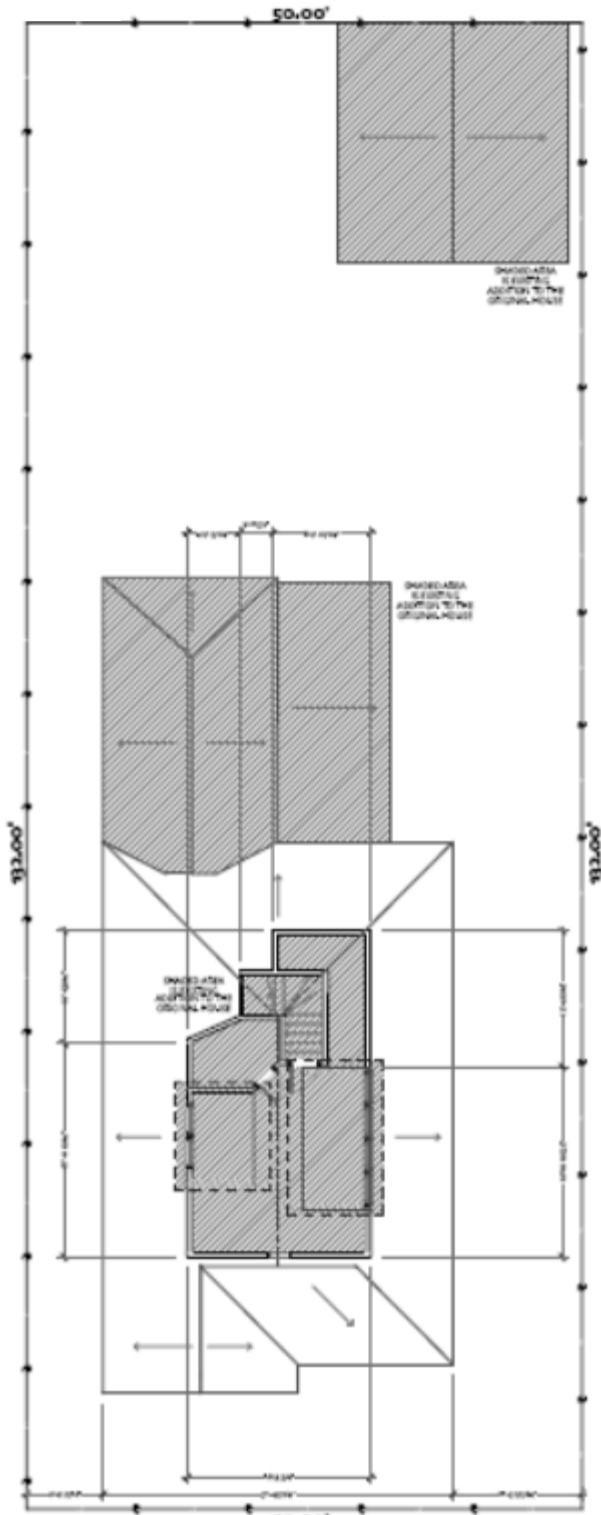




SECOND FLOOR PLAN

EXISTING

PROPOSED



WINDOW / DOOR SCHEDULE

PROPOSED DOOR SCHEDULE (NO EXISTING DOORS TO BE REUSED)					
DOOR	MATERIAL	WIDTH	HEIGHT	TYPE	
1	WOOD	2'-7"	6'-8"	EXTERIOR	NEW HALF LITE
2	WOOD	3'	6'-8"	EXTERIOR	NEW SINGLE LITE
3	ALUM/GLASS	9'	6'-8"	EXTERIOR	SLIDING DR UNIT
4	ALUM/GLASS	9'	6'-8"	EXTERIOR	SLIDING DR UNIT
5	ALUM/GLASS	9'	6'-8"	EXTERIOR	SLIDING DR UNIT
6	WOOD	3'	6'-8"	EXTERIOR	NEW SINGLE LITE
7	WOOD	3'	6'-8"	EXTERIOR	NEW HALF LITE
8	WOOD	3'	6'-8"	EXTERIOR	NEW HALF LITE

PROPOSED WINDOW SCHEDULE						
WINDOW	MATERIAL	WIDTH	HEIGHT	TYPE		BRAND OR EQUAL
A	WOOD	32"	69"	DOUBLE HUNG	EXISTING	JELD-WEN
B	WOOD	28"	69"	DOUBLE HUNG	EXISTING	JELD-WEN
C	WOOD	32"	36"	DOUBLE HUNG	EXISTING	JELD-WEN
D	WOOD	32"	18"	FIXED	NEW	JELD-WEN
E	WOOD	26"	28"	CASEMENT	EXISTING (1)	JELD-WEN
F	WOOD	26"	28"	CASEMENT	NEW (2)	JELD-WEN
G	WOOD	42"	30"	FIXED	NEW	JELD-WEN
H	WOOD	28"	35"	SINGLE HUNG	EXISTING	JELD-WEN
J	WOOD	42"	20"	FIXED	EXISTING	JELD-WEN
X	WOOD	26"	28"	CASEMENT	NEW (1)	JELD-WEN

PROJECT DETAILS

Shape/Mass:

See drawings for more detail.

Setbacks:

See drawings for more detail.

Foundation:

See drawings for more detail.

Windows/Doors:

All proposed windows to be inset and recessed. See window/door schedule for more detail.

Exterior Materials:

See drawings for more detail.

Roof:

See drawings for more detail.